

Appendix D

Proposed Use Permissions for the Proposed New Draft Zoning By-law Categories of Business Commercial and Service Industrial, and Update to Employment – Industrial

Zoning By-law Use	Proposed Definition	Employment Restricted Zone ER	Employment Industrial Zone EI	Service Industrial Zone SI	Business Commercial Zone BC	Comment
Adult Entertainment Establishment	Means any premises or part thereof in which is provided, in pursuance of a trade, calling, business or occupation, entertainment or services designed to appeal to erotic or sexual appetites or inclinations; of which a principal feature or characteristic is the nudity or partial nudity of any person, or in respect of which the word "nude", "naked", "topless", "bottomless", "sexy" or any other word or any picture, symbol or representation having like meaning or implication is used in any advertisement, but it shall be deemed not to include any novelty and video shops.	Only <i>existing</i> uses are permitted			•	This use will only be permitted in the Business Commercial zone to further protect Employment Areas.
Aggregate Transfer Station	Means a facility used to process, crush, screen, wash, store/stockpile and sort mineral aggregate resources and recycled aggregate resources for the purpose of transfer or resale.		•			This use will only be permitted in the Employment Industrial zone due to its potentially disruptive nature.
Animal-Related Services	Means the use if any lot, building or structure, relating to the permitting, sheltering or other accommodation, as it pertains to animals, more specifically, domesticated animals kept as pets. Animal-related uses include: i. Animal Boarding Establishment. ii. Animal Shelter. iii. Veterinary Clinic.			•	•	
Automotive Rental and Sales Establishment	Means a building or lot used for the display and sale of new and/or used vehicles, and may include the leasing, servicing, cleaning, body repair and/or repainting of vehicles, the sale of vehicle accessories and related products, or the sale or leasing of utility trailers or boat trailers.				•	
Automotive Repair and Service Station	Means a building or a lot used for: i. the sale of fuels for motor vehicles, the sale of automotive accessories, the selling, repairing, leasing or renting of utility or boat trailers and a car wash ; ii. the servicing and cleaning of vehicles within a wholly enclosed building , and may include vehicular body repair, preventative maintenance, repainting and the sale of automotive accessories			•	•	This includes Car Wash use from Current In force Zoning By-law (2009-141)
Cannabis Production Facility	Means a wholly enclosed building , structure, or part thereof, used to possess, produce, sell, provide, ship, deliver, transport or destroy marijuana or cannabis by a Licensed Producer authorized by Health Canada and through a License issued by the City of Barrie, as required. Any facility that requires a Health Canada License for the production of Cannabis is considered a Cannabis Production Facility including micro-cultivation licenses, cultivation licenses and licenses for research.		•	•		This use is not permitted in the Business Commercial zone to allow for the adherence to distance requirements.
Cemetery	Means lands used as a place for the interment of remains or in which bodies have been buried, and may include a columbarium , mausoleum, funeral establishment or crematorium .				•	This use will only be permitted in the Business Commercial zone to further protect Employment Areas.
Child Care	Means premises operated by a person licensed under the <i>Child Care and Early Years Act, 2014</i> , as amended, to operate a Child Care Centre at the premises.				•	This use will only be permitted in the Business Commercial zone to further protect Employment Areas.
Commercial Entertainment and Recreational Establishment	Means the use of buildings , or structures , for a fee, for the purpose of providing entertainment, amusement, or leisure activities. Such uses may include, but are not limited to, a cinema, live theatre, concert hall, bingo hall, gaming establishment, arcade, game centre, bowling alley, billiard hall, skating rink, indoor miniature golf, child-focused amusement or entertainment facilities, such as trampoline parks, inflatable play zones, or indoor playgrounds, laser tag, paintball, indoor go-kart track, climbing wall, private club (including non-profits) or similar facilities.				•	This use will only be permitted in the Business Commercial zone to further protect Employment Areas. This includes Miniature Golf, Nightclub use from Current In force Zoning By-law (2009-141)

New or Revised Use/ Definition

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	This use shall not include an adult entertainment establishment, or any use involving the outdoor operation or racing of animals or motorized vehicles.					
Commercial School	Means a premises where instruction or training in specialized skills or general knowledge is provided for compensation including recreational instruction and tutoring, language schools, dance studios, music schools and gymnastic schools but does not include a commercial motor vehicle school, an elementary school or secondary school, or a college or university.				•	This use will only be permitted in the Business Commercial zone to further protect Employment Areas.
Commercial Uses	Means the use of a building , or structure, for the purpose of commerce, including the sale of goods or provision of services. Commercial uses do not include manufacturing and processing .		◊	◊	•	Commercial uses are no longer permitted as a primary use in Employment Areas, due to changes reflected in the Provincial Planning Statement, 2024.
Conference and Trade Centre	Means a building used for the holding of conferences, conventions, seminars, workshops, trade shows or similar activities, including associated dining facilities.			•	•	This use is permitted in Service Industrial to support Economic Development. It is no longer permitted as a primary use in Employment Areas, due to changes reflected in the Provincial Planning Statement, 2024.
Contracting Services Facility	means a premises used by a contractor or tradesperson for the provision of construction or trade services, and may include offices , storage of materials, tools, and equipment, and accessory workshop space.		◊	•	•	
Construction Supply Centre	Means a building in which building , or construction and home improvement materials are offered for sale and may include the fabrication of certain materials related to home improvement. Building Supply Centres are distinct from retail hardware stores in that most goods offered for sale primarily consist of materials which are permanently affixed to a building such as lumber, molding, plumbing, heating and cooling systems, piping, venting and other such materials. This use does not include department stores or nursery and garden supply centres.			•	•	This use is no longer permitted as a use in Employment Areas, due to changes reflected in the Provincial Planning Statement, 2024.
Custom Workshop	Means a building or part of a building used by a trade, craft or guild for the manufacture and sale in small quantities of custom-made articles.		•	•	•	This use is permitted in all zones to allow for flexibility of business operations.
Data Warehouse	Means a secure building or structure, that houses IT infrastructure for running and delivering applications and services, and for the storing and managing of the data associated with those applications and services.		•	•	•	This use is permitted in all zones to allow for flexibility of business operations. This includes Data Processing Centre use from Current In force Zoning By-law (2009-141)
Drive Through Facility	Means a building type that generally consists of one or multiple hardscaped, one-way stacking aisles, located on the side and/or rear yard , to funnel motor vehicles past a window on the building so that items can be collected by the motor vehicle’s occupants.			◊	•	This use will only be permitted in the Business Commercial zone to further protect Employment Areas. It will be permitted as an accessory use to support a restaurant establishment which may open in the Service Industrial zone.
Event Space	Means a building or part thereof used for gatherings of persons for civic, educational, political, religious, recreational, cultural, social or other purposes but does not include a theatre or a place of worship and does include a Private Club .			• ¹	•	This use will only be permitted in the Business Commercial zone as a primary use to further protect Employment Areas. This includes Assembly Hall, Private Club use from Current Zoning By-law in effect (2009-141)

¹ This use is only permitted as accessory to a Hotel/Motel.

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Existing Uses	Means a use that was legally established on the property on or before October 20th, 2024.		•	•	•	To permit uses existing on or before the passing of the new Comprehensive Zoning By-Law
Fitness or Health Club	Means a building in which facilities and equipment are available for individuals to participate in physical fitness activities and shall include but not be limited to such activities as body building and exercise classes.				•	This use will only be permitted in the Business Commercial zone to further protect Employment Areas.
Food and Beverage Processing	Means a building or part thereof used for the processing of meat and poultry products; fish products; fruit and vegetable products; dairy products; flour, prepared cereal food and feed products; vegetable oil mills; bakery products; sugar products; soft drink products; and distillery, brewery and winery products. This may include a micro brewery and/or micro distillery.		•	•	•	This includes Bakery use from Current In force Zoning By-law (2009-141)
Food/Refreshment Stands	Means a permanently affixed stand from which food or refreshment is provided for sale or sold for immediate consumption, is established in accordance with the accessory buildings , and structures standards, the standards for food/refreshment stands , and is 10 square metres or greater.		•	•	•	This includes Refreshment Pavillion use from Current In force Zoning By-law (2009-141)
Food/Refreshment Vehicle	Means a vehicle not permanently affixed to the ground, from which food, intended for immediate consumption, is provided for sale or sold, and includes a motorized, self-propelled vehicle (e.g., food truck), a vehicle that is not self-propelled, but can be towed (e.g. food trailer) and a vehicle moved by human exertion (e.g. food cart).		•	•	•	
Funeral Establishment	Means premises used for the care and preparation of human remains and related coordination of rites and ceremonies, but does not include a cemetery, columbarium, crematorium or place of worship.				•	This use will only be permitted in the Business Commercial zone to further protect Employment Areas. This includes Funeral Service Provider use from the current in force Zoning By-law (2009-141)
Government Services	Means the use of any lot, building, or structure , used by a local, provincial or federal government. Government Services include: i. Court House; ii. Emergency Services Depot; iii. Library; iv. Community Center v. Municipal Works Building and Yard; vi. Office; vii. Transit Terminal; and viii. Transit Transfer Station.			•	•	Institutional uses are no longer permitted as a use in Employment Areas, due to changes reflected in the Provincial Planning Statement, 2024. This includes Bus Terminal and Bus Transfer Station use from Current Zoning By-law in effect (2009-141)
Health Services Facility	Means establishments primarily engaged in providing medical, surgical or other services to individuals, including the offices of physicians, dentists, and other health practitioners, medical and dental laboratories, addiction treatment, mental health treatment, out-patient care facilities, physical therapy, blood banks and oxygen and miscellaneous types of medical supplies and services. This would include a hospital.				•	This is a new use to recognize a larger range of health services. This includes Medical Office, Health Professional, Holistic Health Practitioner uses from the current in force Zoning By-law (2009-141)

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Heavy Equipment Sales and Rental	Means the use of land or buildings for the sale, rental, or lease of various types of equipment, often including machinery and tools, primarily for business or industrial purposes. This can include both the sale and rental of new and used equipment and non-recreational trailers. This does not include an Automotive Sales and Rental Establishment, except for the rental of commercial vehicles with a minimum gross vehicle weight of 6,500 pounds as licensed by the Ministry of Transportation.			•	•	This is a new use is to recognize rental and sales of equipment. This includes Heavy Equipment Dealer use from the current in force Zoning By-law (2009-141) This use is no longer permitted as a use in Employment Areas, due to changes reflected in the Provincial Planning Statement, 2024.
Hospice	Means a building or structure where care is provided for the sick or terminally ill.				•	This use will only be permitted in the Business Commercial zone to further protect Employment Areas.
Hotel, Motel	Means a building in which a minimum of six (6) rooms are provided for the purposes of catering to the needs of the travelling public by furnishing sleeping accommodations with or without supplying food, and may include meeting rooms, banquet halls, public dining room, facilities for the temporary exhibition and sale of goods on an intermittent basis and any premises licensed under <i>The Liquor License Act</i> , R.S.O. 1990, c.L.19 but shall not include any Residential use.			•	•	This use is permitted in the Service Industrial and Business Commercial zones to support the City of Barrie’s Sport & Tourism Strategy.
Industrial Use (General)	Means a building or structure or part thereof used primarily for the purpose of manufacturing, processing, fabrication, assembly, treatment, packaging, warehousing, distribution, recycling operations and/or the bulk storage of goods and materials and related accessory uses . Industrial uses include uses such as: i. MANUFACTURING FACILITIES means the use of land, buildings or structures for the purpose of manufacturing, assembly, making, preparing, inspecting, finishing, treating, altering , repairing, warehousing, or storing or adapting for sale of any goods, substance, article, thing or service, but shall not include any handling or recycling of hazardous waste material. ii. WAREHOUSING AND DISTRIBUTION CENTRES means a building or part thereof, which is used primarily for the storage, adapting for sale, packaging or distribution of goods and merchandise to retailers and/or individual consumers.		•	•	•	The new definition removed Recycling Facilities which is now being included with Material Recovery/ Recycling Facility
Industrial School	Means a school conducted for the purpose of teaching industrial related skills.		◊	•	•	
Infrastructure	Means physical structures (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications including broadband, transit and transportation corridors and facilities, active transportation systems, oil and gas pipelines and associated facilities (Provincial Planning Statement, 2024).		•	•	•	This use includes the transmission establishment, cellular and electronic uses from the current in force Zoning By-law (2009-141)
Major Office	Freestanding office buildings of approximately 4,000 square metres of floor space or greater, or with approximately 200 jobs or more.			•	•	Major Office is no longer permitted as a use in Employment Areas, due to changes reflected in the Provincial Planning Statement, 2024.
Major Retail	Large-scale or large-format stand-alone retail stores or retail centres that have the primary purpose of commercial activities.				•	This use will only be permitted in the Business Commercial zone to further protect Employment Areas.
Manufacturing and Processing	Means a wholly enclosed building in which the process of producing, assembling, altering or treating a product by hand or mechanical power and machinery is carried on. Such facilities may include a printing and publishing establishment, may also sort and separate materials, and may include hydroponic processes, but shall not include a material recovery facility/recycling facility , excavation and processing of mineral aggregate resources , manufacturing/rendering or		•	•	•	This includes Printing and Publishing use from the current in force Zoning By-law (2009-141)

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	refining of noxious products, a recycling facility for concrete and/or asphalt , or a cannabis production facility .					
Material Recovery/Recycling Facility	Means the use of land, buildings or structures for the purpose of the collecting, sorting, separating, processing, warehousing and/or storing of waste materials that are to be reused for another purpose. All recycling operations are to be carried out within an enclosed building . A recycling operation shall not include any handling or recycling of hazardous and/or noxious waste material, nor does it include a salvage yards.		•	•		This use will only be permitted in the Employment Industrial and Service Industrial zone due to its potentially disruptive nature.
Micro Brewery	Means a premises used for the small scale and independent manufacturing and sale of specialty or craft beer, wine or spirits produced for consumption off-premises, or on-site consumption when located in combination with a permitted restaurant .			•	•	This use will only be permitted in the Business Commercial zone to further protect Employment Areas.
Micro Distillery	Means a premises used for the small scale and independent manufacturing of alcohol by distillation, including the retail sales of alcohol meant for consumption off-premises, or onsite consumption when located in combination with a permitted restaurant .			•	•	This use is no longer permitted as a use in Employment Areas, due to changes reflected in the Provincial Planning Statement, 2024.
Nursery or Garden Supply Centre	Means a building and lot , where young trees and other plants are grown for transplanting or sold for transplanting and may also include the sale of related accessory supplies and accessory outdoor storage .			◇	•	This use will only be permitted in the Business Commercial zone to further protect Employment Areas.
Office	Means any building or part thereof used by an agency, business or organization where administrative, clerical and professional service practices are carried out, but shall not include a Health Service Facility .		◇	•	•	New definition to make a distinction that these do not include Health Service Facility . This use is not permitted as a primary use in Employment Areas, due to changes reflected in the Provincial Planning Statement.
Outdoor Display & Sales Area	Means an area of land used in conjunction with a business located within a building or structure on the same lot , for the display or sale, rent or lease of products, merchandise, or the supply of services.			◇	◇	This use is permitted as an accessory use to allow flexibility for businesses. This includes Display use from the current in force Zoning By-law (2009-141)
Outdoor Storage	Means the stockpiling of goods and materials that is not fully enclosed within a building and are used in conjunction with a business located within a building or structure on the same lot .		◇	◇	◇	This use is permitted as an accessory use to allow flexibility for businesses.
Parks and Open Space	Means an area of land that is designed or maintained for outdoor recreational facilities, with or without an accessory building or structure, including sport fields.		•	•	•	
Personal Services	Means a building offering personal service such as, but not limited to, a bank (or similar financial institutions), a barbershop, hair salon, pet salon/pet grooming, spa services, shoe repair shop, tailoring shop, self-service laundry, portrait studio, print shop, postal outlet or similar courier service or courier pick up point, or depot for the collection of dry cleaning and laundry. This includes a Service Store .				•	This use will only be permitted in the Business Commercial zone to further protect Employment Areas. This includes Personal Service Store, Bank, Dry Cleaning Establishment uses from the current in force Zoning By-law (2009-141)
Place of Worship	Means a building use for the regular assembly of persons for the practice of religious worship, services or rites.				•	This use will only be permitted in the Business Commercial zone to further protect Employment Areas.

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Rail Transfer Station	Means a building or lot used for such activities as loading and off-loading of freight and the movement of railway cars.		•	•	•	
Repair Service	Means a premise where the maintenance or repair of goods or equipment is conducted but does not include a major equipment supply and service, automotive rental establishment, automotive repair establishment, automotive sales establishment or automotive service station.			•	•	This use is no longer permitted as a use in Employment Areas, due to changes reflected in the Provincial Planning Statement, 2024.
Research and Development Centre	Means a building or part of a building used for scientific, medical, or technological research, investigation, testing, or experimentation, which may include the design, development, and testing of prototypes, and may include limited manufacturing, processing, or assembly of products for research purposes.		◊	•	•	
Restaurant	Means a building where food is prepared and offered for sale or sold to the public for immediate consumption, and without restricting the generality of the foregoing, shall include an eat in or take-out only restaurant .			~	•	This use will only be permitted in the Business Commercial zone to further protect Employment Areas. It will be permitted with limitations in the Service Industrial zone to support business operations. This includes Bake Shop from the current in force Zoning By-law (2009-141)
Retail Store	Means the use of a building , or structure, where goods, merchandise, substances, articles or things are offered for retail sale without intermediary to the public, including a repair service and establishments that require membership and includes storage on the store premises of limited quantities of such goods, merchandise, substances, articles or things sufficient only to service such store. This includes items that may be rented but excludes an Automotive Rental and Sales Establishment or Repair Service .		◊	~	•	Retail uses are no longer permitted in Employment Areas, due to changes reflected in the Provincial Planning Statement, 2024. This includes Photography Studio, Florist, Local Convince, Bake Shop, Rental Store uses from Current Zoning By-law in effect (2009-141)
Self Storage	Means a building or structure where temporary storage units are rented to tenants.				•	
Sport and Event Complex	Means a large-scale facility designed to accommodate one or more indoor and/or outdoor competitive or organized recreational sports and fitness activities within one or more buildings. The facility may support either single-sport or multi-sport use and may include, but is not limited to: ice rinks, gymnasiums, swimming pools, indoor turf fields, running tracks, court facilities, locker rooms, and associated spectator seating. The facility may also accommodate temporary public events, including but not limited to concerts, trade shows, exhibitions, performances, and ceremonies. Accessory uses such as administrative offices, food concessions, retail sales of sporting goods, and meeting or training rooms are permitted, provided they remain clearly secondary to the primary recreational or event-related function. This use does not include fitness or health clubs, commercial entertainment and recreational establishment or child-focused amusement or entertainment facilities, such as trampoline parks, inflatable play zones, or indoor playgrounds.			•	•	This use is permitted in the Service Industrial and Business Commercial zones to support the City of Barrie's Sport & Tourism Strategy.
Truck Terminal	Means a building and lot , or either in singular, used for the parking or storage of truck cabs and containers, which are used for the purpose of delivering or transporting goods and materials and may include provisions for the repair and servicing of these trucks along with associated administrative offices and warehouses .		•	•		This use will only be permitted in the Employment Industrial and Service Industrial zone due to its potentially disruptive nature.

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Warehouse	Means a wholly enclosed building used for the storage of goods or materials and may include distribution of warehoused goods/materials for the purpose of delivering or transporting. Warehouse shall not include a truck terminal use or a self-storage use.		•	•	•	This use is no longer permitted as a use in Employment Areas, due to changes reflected in the Provincial Planning Statement, 2024.
Wholesale Establishment	Means a building used for a business primarily engaged in buying merchandise for resale to retailers or to industrial, commercial, institutional, farm, business users or other wholesalers or in acting as agents or brokers buying merchandise for or selling merchandise to such persons or companies on a commission basis.			•	•	This use is no longer permitted as a use in Employment Areas, due to changes reflected in the Provincial Planning Statement, 2024.

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